

083.0

0004

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

683,400 / 683,400

USE VALUE:

683,400 / 683,400

ASSESSED:

683,400 / 683,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
64		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: COOMBES KATHLEEN A/LIFE ESTATE

Owner 2:

Owner 3:

Street 1: 64 PARK AVE EXT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: COOMBES KATHLEEN A -

Owner 2: -

Street 1: 64 PARK AVE EXT

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1752 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	5000.000	283,900	500	399,000	683,400	
Total Card	0.115	283,900	500	399,000	683,400	Entered Lot Size
Total Parcel	0.115	283,900	500	399,000	683,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	390.07	/Parcel: 390.07	Land Unit Type:

User Acct	52123
GIS Ref	
GIS Ref	
Insp Date	
08/13/18	

USER DEFINED	
Prior Id # 1:	52123
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/21 04:29:08
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	04:29:08
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 083.0-0004-0006.0

16781!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	283,900	500	5,000.	399,000	683,400		Year end	12/23/2021
2021	101	FV	275,500	500	5,000.	399,000	675,000		Year End Roll	12/10/2020
2020	101	FV	275,600	500	5,000.	399,000	675,100	675,100	Year End Roll	12/18/2019
2019	101	FV	227,100	600	5,000.	393,300	621,000	621,000	Year End Roll	1/3/2019
2018	101	FV	226,000	400	5,000.	302,100	528,500	528,500	Year End Roll	12/20/2017
2017	101	FV	226,000	400	5,000.	285,000	511,400	511,400	Year End Roll	1/3/2017
2016	101	FV	226,000	400	5,000.	262,200	488,600	488,600	Year End	1/4/2016
2015	101	FV	213,200	400	5,000.	245,100	458,700	458,700	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COOMBES KATHLEE	1501-37		12/7/2016	Convenience		1	No	No	
SHAW PETER B	1149-36		11/30/1995		172,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/13/2018		MEAS&NOTICE							CC	Chris C													
11/29/2008		Meas/Inspect							189	PATRIOT													
3/4/2000		Inspected							197	PATRIOT													
1/14/2000		Mailer Sent																					
1/14/2000		Measured							163	PATRIOT													
8/2/1993										EK													

Sign: VERIFICATION OF VISIT NOT DATA / / /

